

# Unit 3108 - North Tower @ the Point

3108 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11445359
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$1,250,000
List PPSF:	\$668
Valuated Price:	\$770,000
Valuated PPSF:	\$412

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	287
Number of active listings for rent:	2
Number of active listings for sale:	22
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

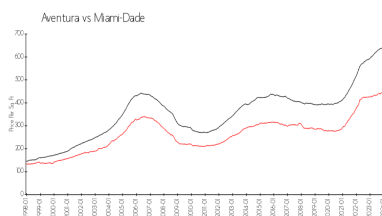
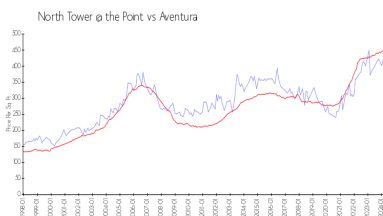
## Building Association Information

North Tower At The Point Condominium Association Inc  
(305) 933-5456

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2205	1,870 sq ft	Mar 2024	\$825,000	\$441
2702	1,870 sq ft	Mar 2024	\$950,000	\$508
2708	1,870 sq ft	Mar 2024	\$750,000	\$401
2203	1,870 sq ft	Jan 2024	\$730,000	\$390
1703	1,870 sq ft	Oct 2023	\$730,000	\$390

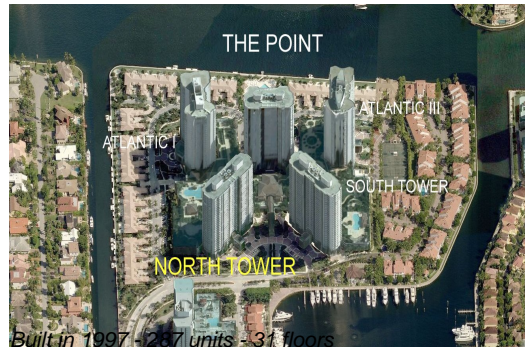
## Market Information



North Tower @ the Point:	\$380/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

North Tower @ the Point	8%
Aventura	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

North Tower @ the Point	86 days
Aventura	89 days
Miami-Dade	81 days